

**Housing Task Force
Regular Meeting Minutes
Monday, February 12, 2019 at 6:30 pm
7444 Dexter- Ann Arbor Road, Suite F
Blue Water Building**

1. Roll-call

Present: Semifero, Fisher, Phillips, Koski, Miller, Milliner, Walz

Absent: Michels

Guests: Michelle Aniol, Community Development Manager, Mike Auerbach, Asst. Planner, Karen Roberts.

Chairman Semifero informed the members present that Kim Clugston had resigned from the committee.

2. Approval of Meeting Minutes: January 31, 2019; Motion by Fisher, with support by Walz. Motion carried by members present.

3. Develop Mission Statement for the Task Force – Moved to end of agenda.

4. Discussion and prioritize areas of concern regarding housing in Dexter. Members presented provided the following comments:

- Housing above a certain price to buy or rent; need to define affordable price and rent.
- Flexibility in zoning
- Government interference in the market
 - Concern of choosing a path instead of allowing markets to determine most efficient
 - Work with market instead of directing the market
- Non-traditional ways for people to afford homes
- Current construction is not affordable for people to build
- Avalon a start but only 24 units
- May need Council to do more in depth investigation, depending on what we can do as a task force
- Lack of diversity in pricing, sizes, and density in housing stock
- Long term could become a high income only town and risks losing small town feel. Need to avoid this.
- No discussion of workforce/low income housing can cause situation where only high income can afford to live in an area.
- What does the community want? Boundaries bigger? Swap existing housing stock from different configurations? Different people?
- Will affordable housing be a magnet for people working in other areas to move to Dexter? (Similar to Ypsilanti providing housing for Ann Arbor workers.)

Prioritize options that don't cost or require less building. (house sharing, auxiliary units, etc.)

- Back lots/auxiliary units – how can they be supported or encouraged?
 - Gentrification is a concern.
 - Dynamic population (young people, seniors, special needs, etc.) is being decreased.
5. Establish goals and responsibility to completing tasks, based on charges assigned by City Council. Chairman Semifero directed the members to email Michelle a couple of the charges/tasks they'd like to work on.
 6. Development Mission Statement – Staff took the committee through an interactive exercise for developing a mission statement. Staff will compile the results and share at the next meeting.
 7. Identify next steps – Next meeting is scheduled for Thurs, Feb 28, 2019 at the Dexter Senior Center.
 8. Adjournment – Meeting adjourned at 8: 15 pm.

Respectfully Submitted,

Joe Semifero, Chairman

Michelle Aniol, Community Development Manager